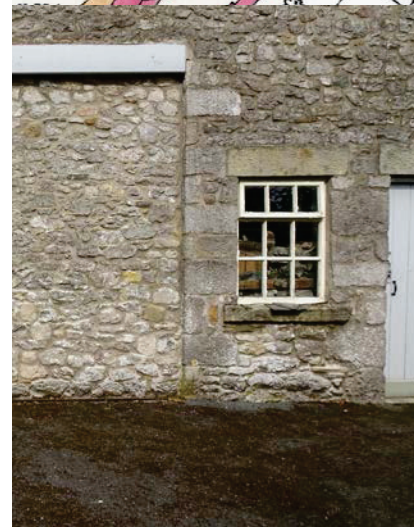
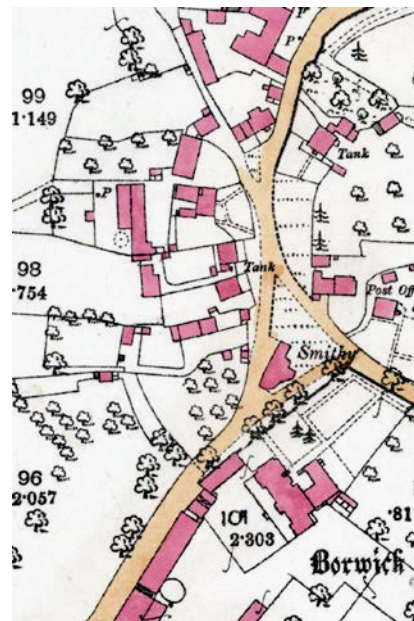


COACH HOUSE AT MANSERGH HOUSE, BORWICK, LANCASHIRE

Heritage Statement



Client: Mr Ken Howson

NGR: 352500 473119

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June 2020



The Site	
Site Name	Coach House at Mansergh House, Borwick
County	Lancashire
NGR	352500 473119

Client	
Client Name	Mr Ken Howson

Planning	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Local Planning Authority	Lancaster City Council
Planning Archaeologist	Doug Moir, Lancashire County Council

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Preston
Relevant HER	Lancashire

Staffing	
Desk-based assessment	Dan Elsworth
Report writing	Dan Elsworth
Report editing	Jo Dawson
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Date on site work carried out	11/06/2020

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Summary

Prior to the proposed conversion of a disused coach house into a dwelling at Mansergh House in Borwick, Lancashire, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property. This was intended to provide suitable information about the history of the building so that a better understanding of its development could be obtained, which could then be used to assess the impact of any proposed alterations.

The origins of Mansergh House are uncertain, although a collection of documents held in the archives (which, due to the Covid-19 pandemic, could not be accessed at the time the work was being undertaken), suggest it might be as early as the 17th century. It is known to have formed part of a bequest by Thomas Mansergh in 1700 (or 1801) intended to raise revenue for the training of local apprentices and named the Mansergh Charity. The house is thought to be late 18th century and the map evidence shows that the building had certainly been built by the middle of the 19th century. The site visit revealed that it is a small coach house of probable late 18th or early 19th century date with ancillary structures on the north end. Internally it still retains a number of early or original features such as stall partitions and feed troughs for animals.

While the building is of relatively low significance in itself its association with the Grade II Listed Mansergh House and associations with the Mansergh Charity make it of more importance locally. The proposed development would help to preserve the building and would largely reuse original external openings, but there would be some loss of original material, especially internally. For this reason, it is recommended that it be subject to further archaeological recording.

Acknowledgements

Greenlane Archaeology would like to thank Ken Howson for commissioning the project and his agent, Ian Nicholson at JMP Architects, for providing information about the building.

1. Introduction

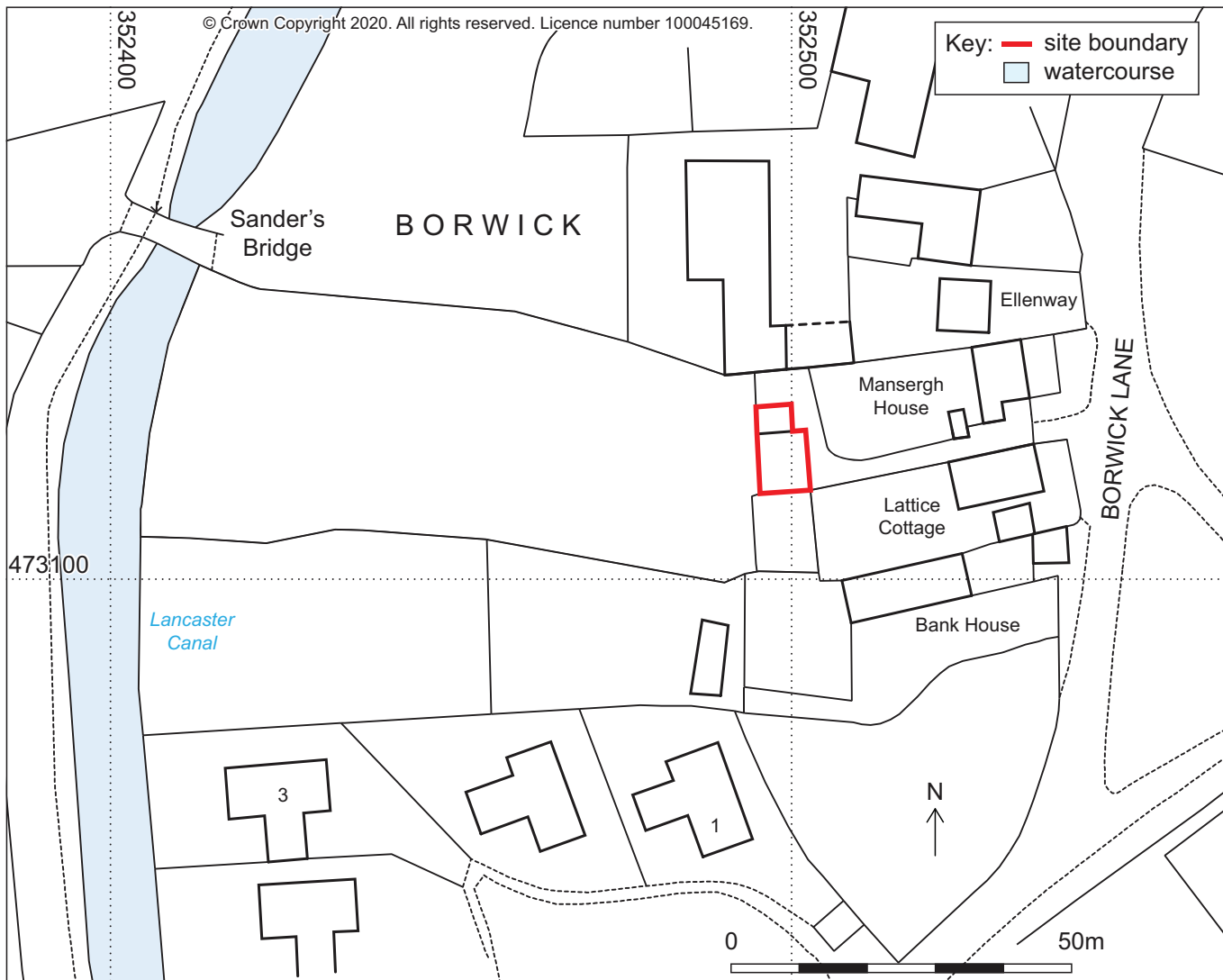
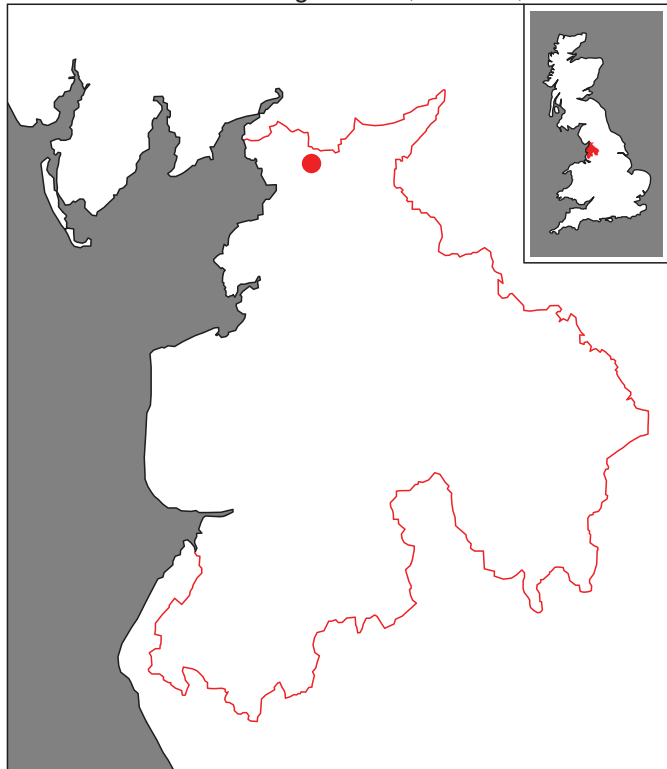
1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The village of Borwick is located on the very northern edge of Lancashire, approximately 15km north-east of Lancaster and immediately east of the M6. The building is situated on the west side of Borwick and is located approximately 30m from the Grade II Listed Mansergh House (see *Appendix 1*), which faces onto the main road through Borwick, Borwick Lane (Figure 1). The site is at approximately 30m above sea level.

1.2.2 Borwick is located within the wider Morecambe Bay Limestones area, which is characterised by higher ground dominated by outcropping Carboniferous Limestone and lower valleys covered by glacially derived boulder clay (Countryside Commission 1998, 71-72). The resulting landscape is largely used for grazing animals, with rough pasture bounded by stone walls and hedges a common feature (*ibid*, 73).



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Figure 1: Site location

2. Methodology

2.1 Introduction

2.1.1 The heritage statement consists of three elements, the most important of which is a desk-based assessment, as outlined below (see *Section 2.2*). It also includes a rapid site visit (see *Section 2.3*) and the results of the project are ultimately archived (see *Section 2.4*).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available. At present, due to the COVID-19 pandemic, the archives are closed and so the majority of records were consulted via online resources. This meant that some, such as the tithe map or other estate maps and original sources, could not be accessed;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Site Visit

2.3.1 A brief site visit was carried out in order to provide some basic information about the building, such as its general condition, the extent of any original fabric, and any useful dating evidence in order to better understand its development, as outlined by the desk-based assessment. The site visit was essentially equivalent to a historic building recording as defined by Historic England (2016).

2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014b). In addition, details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Results

3.1 Desk-Based Assessment

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.2*). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the building (*Section 3.3*). The compilation of this information then allowed a discussion of the development of the site and its significance to be considered (*Section 4*).

3.2 Map Regression

3.2.1 **Tithe Map, 1846:** this is the earliest map of the area detailed enough to accurately show individual buildings (TNA IR 29/18/44 1846a), as well as provide information about the owners and occupiers (see *Section 3.4* below). It clearly shows the building with essentially its current footprint, which demonstrates that it had been constructed by the middle of the 19th century.

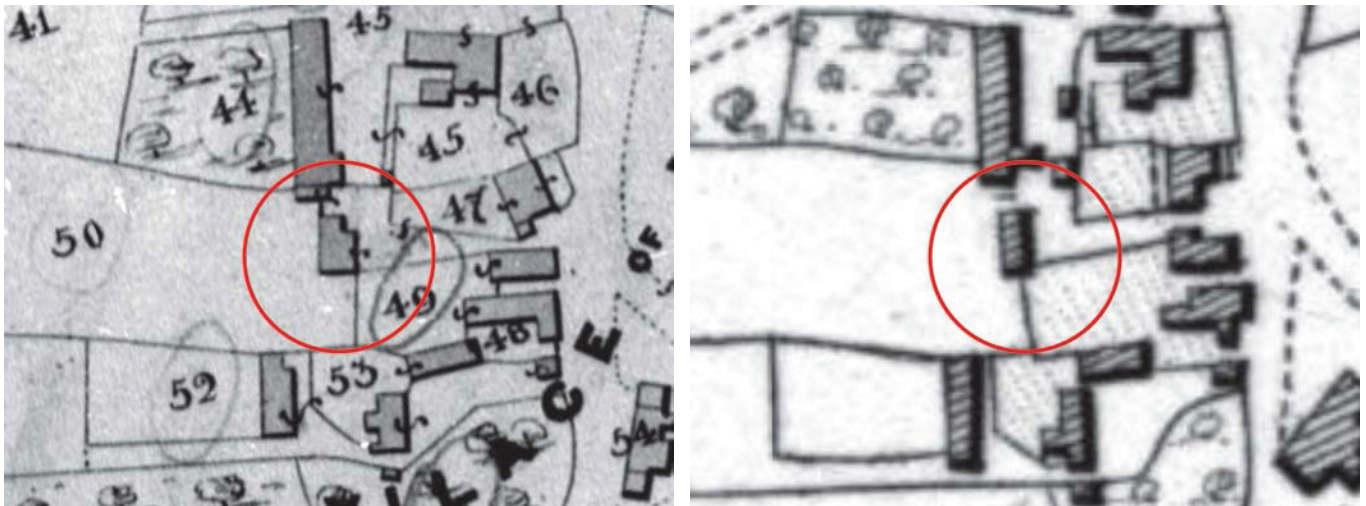


Plate 1: Extract from the tithe map of 1846

Plate 2: Extract from the Ordnance Survey map of 1847

3.2.2 **Ordnance Survey, 1847:** the building is again clearly shown at this date although it is depicted as a single north/south orientated rectangle (Plate 2). This might be a result of the scale of this map, which tends to disguise details, but it is possible that it is demonstrating that the smaller section on the north end was actually built in the 1840s between this map being surveyed in 1844-1845 and the tithe map being published in 1846 (see *Section 3.2.1* above).

3.2.3 **Ordnance Survey, 1891:** this is more detailed and clearly shows that the building had reached its current form by the end of the 19th century, the main part comprising a single rectangular block with a smaller section on the north end (Plate 3).

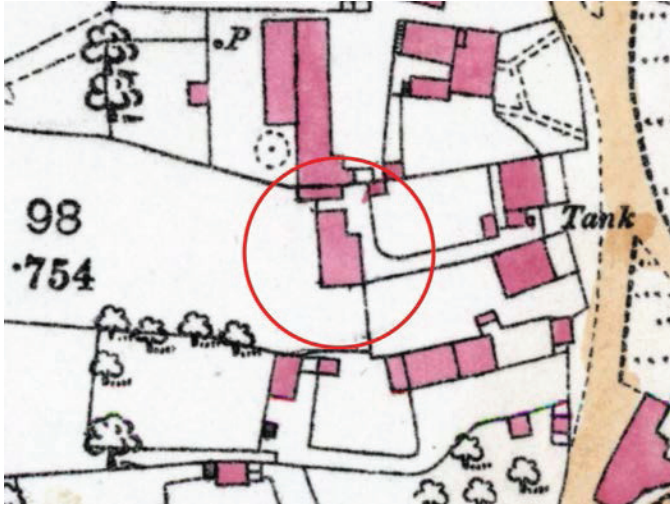


Plate 3 (left): Extract from the Ordnance Survey map of 1891



Plate 4 (right): Extract from the Ordnance Survey map of 1913

3.2.4 **Ordnance Survey, 1913:** the building is shown in the same form as on the previous map, but this time a division is marked between the main part and the smaller northern section (Plate 4). This clearly shows that the current arrangement was in place by at least the early 20th century.

3.3 Site History

3.3.1 **Owners and Occupiers:** details of the owners and occupiers are difficult to ascertain, although it is evident from the tithe map that the building forms part of plot 47, which was owned by the Trustees of the Mansergh Charity and occupied by Margaret Gray (TNA IR 29/18/44 1846b). A collection of documents relating to 'the Mansergh Charity Farm' in Borwick exists in the Lancashire Record Office (LRO DDMA/box 37/4 1631-1924). This is presumably the same site, but the documents are not currently accessible. The Mansergh Charity is said to have originated in 1700, when a Thomas Mansergh 'gave houses, lands, &c., in Burton, Warton and Borwick to provide fees for the apprenticing of six to eight boys yearly'; the lands were sold by the end of the 19th century and the proceeds invested to serve the same end (Farrer and Brownbill 1914, 160). An earlier account seems to suggest that it was actually established in 1801 (Anon 1815, 100-101).

3.3.2 **The Building:** with the exception of the map evidence, which shows that it had been constructed by at least the mid-1840s, there is little available historical information about the building. The tithe apportionment describes plot 47 as just 'Buildings & Yard' (TNA IR 29/18/44 1846b). The listed building details for the associated Mansergh House suggest that that is late 18th century (see *Appendix 1*) and it is plausible that the building is the same date. The collection of title deeds relating to 'the Mansergh Charity Farm' begin in the early 17th century (LRO DDMA/box 37/4 1631-1924) potentially indicating that earlier buildings were or are present on the site but while it is currently not possible to view these documents it is difficult to know how relevant they might be to the building. One of the reports on which the information compiled by Farrer and Brownbill was based describes the charity's holdings as comprising 'a dwelling-house and farm of 56 acres, with an allotment of common to the same of 17 acres, in Over Kellett; and a piece of land in Borwick; and a right of turbary on Burton Moss – all of freehold tenure' (Anon 1829, 210). However, the earlier account is more detailed about the buildings stating that they consist of a 'dwelling-house, with the barn, stable, shippens and other outbuildings' (Anon 1815, 100, although it is not clear if or how this is referring to the building at Mansergh House).

3.4 Site Visit

3.4.1 The building comprises a single structure orientated north/south; the north end smaller than the main part (Plate 5 to Plate 8). Both sections are the same height, although the northern end of the main section has an upper floor, and there is a further lower extension at the north end with a monopitch roof. It is largely constructed from rough limestone in random courses with dressed blocks used for details such as quoins and lintels, although brick has been used for an internal dividing wall. Internally the walls are generally finished with limewash to varying degrees of fineness, although the building was used for storage at the time of the site visit meaning the interior was quite cluttered. It was apparent that there was a fireplace against the west internal wall of the main part of the building. The main part of the structure also still houses stall partitions and feed troughs for animals. Stylistically the most readily dateable part of the building is the roof trusses, which are a simple tie beam type of probably late 18th to early 19th century date (Plate 9; Brunskill 2002, 153).



Plate 5 (left): The west external elevation, viewed from the west



Plate 6 (right): The north external elevation, viewed from the north-west



Plate 7 (left): The east external elevation, viewed from the east



Plate 8 (right): The south external elevation, viewed from the south



Plate 9: Tie beam truss at the north end of the main section of the building, viewed from the south

4. Discussion

4.1 Introduction

4.1.1 Both the documentary evidence and the site visit confirm that the building is probably of late 18th or early 19th century in date, and it undoubtedly served as a coach house, perhaps with ancillary functions (although it is not clear what these were), to the main Mansergh House. The documentary records potentially indicate that the site perhaps has its origins in at least the 17th century, although this is perhaps more likely to be a reference to the nearby Mansergh House Farm, which is a separate property in Borwick, and the present Mansergh House is considered to be late 18th century in date (see *Appendix 1*). The documentary evidence shows that it formed part of the Mansergh Charity from the beginning of either the 18th or the 19th century.

4.2 Significance

4.2.1 In itself, the building represents a relatively unusual example of a small coach house, or perhaps more likely a cart shed, that served Mansergh House. These more commonly include granaries on an upper floor with external access when associated with farms (see Brunskill 2007, 92), but in this case the building apparently served an estate (information from client) and so acted as a less grand version of coach houses found in association with mansions and other large houses. It evidently had space for hay storage on the upper floor, a tack room, and domestic elements such as the fireplace (although the associated chimney has been removed). The smaller monopitch outshut at the north end may have been a small workshop (information from client). It is also relatively well preserved and retains many original features, especially internally. Its wider significance derives from its association with the Grade II Listed Mansergh House farmhouse and historically with the Mansergh Charity. The significance of the building is still, however, relatively low.

4.3 Impact

4.3.1 The proposals for conversion of the building into a dwelling would inevitably lead to the loss of some original fabric, largely internally and specifically the animal stalls and feed troughs. Externally the insertion of new windows would removal original elements of the main walls, although in general the original openings are being retained and reused.

4.4 Conclusion and Recommendations

4.4.1 While the proposed conversion of the building would be ultimately beneficial in giving it a new lease of life and therefore ultimately preserving it, there would be some loss of historic fabric as a result. It is therefore recommended that this be mitigated through an archaeological building recording of at least Level 2 type (as defined by Historic England 2016), which would provide a permanent record of the building in its current state, provide a more detailed interpretation of the building's development and use, and add to the wider understanding of how such buildings developed in the post-medieval period.

5. Bibliography

5.1 Primary and Cartographic Sources

LRO DDMa/box 37/4, 1631-1924 *Bundle of Title Deeds, Charity Commissioners' Papers and Plans Relating to the Mansergh Charity Farm in Borwick and Over Kellet*

Ordnance Survey, 1847 *Lancashire Sheet XIX*, 1:10,560, surveyed in 1844-1845

Ordnance Survey, 1891 *Lancashire Sheet XIX.13*, 1:2,500, surveyed in 1889-1890

Ordnance Survey, 1913 *Lancashire Sheet XIX.13* 1:2,500, revised in 1910-1911

Ordnance Survey, 2011 *The English Lakes: South-eastern area; Windermere, Kendal, and Silverdale, Explorer Map OL7*, 1:25,000

TNA IR 29/18/44, 1846a *Plan of the Township of Borwick in the Parish of Warton in the County of Lancaster*

TNA IR 29/18/44, 1846b *Apportionment of the Rent-Charge in Lieu of Tithes in the Township of Borwick in the Parish of Warton in the County of Lancaster*

5.2 Secondary Sources

Anon, 1829 *Accounts and Papers, Seven Volumes – 3 – Relating to Charities and Charitable Donation, for the Benefit of the Poor and Other Persons in England and Wales*, Accounts and Papers of the House of Commons, **20**, London

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CIfA, 2014b *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*, revised edn, Reading

Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

Farrer, W, and Brownbill, J, 1914 *The Victoria History of the County of Lancaster*, **8**, London

Historic England, 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*, Swindon

Historic England, 2019 *Mansergh House*, <https://historicengland.org.uk/listing/the-list/list-entry/1362426>

Appendix 1: Listed Building Information for Mansergh House

Summary from Historic England (2019).

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1362426
Date first listed:	4 th October 1967
Statutory Address:	MANSERGH HOUSE, THE GREEN
County:	Lancashire
District:	Lancaster (District Authority
Parish:	Borwick
National Grid Reference:	SD 52531 73130

Details: House, late C18th. Pebbledashed rubble with slate roof. Double-pile central-entry plan with gable stacks. 2 storeys with attics, 2 bays. Door and windows have plain stone surrounds, the windows being sashed with glazing bars. Front door has raised and fielded panels, with the upper panels glazed.